GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department - Hyderabad Metropolitan Development Authority – Change of land use from Conservation use zone or Green belt use zone and Peri urban use zone to residential use zone in Sy.Nos. 166/P,167/P, 168, 169,170,171, 172, 173/P, 189, 191/P 192, 212/P, 213/P, 214/P, 215/P and 216/P of Julkal (V), Kandi (M), Sangareddy District to an extent of Ac.137.23 Gt., – Confirmation of Draft Variation – Notification – Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 32 **Dated: 29-01-2026**

Read the following:-

1. From Metropolitan Commissioner, HMDA, Lr.No:033835/SKP/CLU/U6/ HMDA/ 07022020, Dated:28.12.2022.
2. Minutes of the CLU Committee meeting held on 31.01.2023.
3. Govt. Lr.No.247/Plg.I(1)/2023, Dated:25.02.2025.
4. From Metropolitan Commissioner, HMDA, Lr.No:033835/SKP/CLU/U6/ HMDA /07022020, Dated:11.03.2025.
5. Govt. Letter.No.247/Plg.I(1)/2023, Dated:17.04.2025.
6. From Metropolitan Commissioner, HMDA, Lr.No:033835/SKP/CLU/U6/ HMDA/07022020, Dt.30.04.2025.
7. Govt. Memo No.247/Plg.I(1)/2023, Dated:20.06.2025
8. From Metropolitan Commissioner, HMDA, Lr.No:033835/SKP/CLU/U6/ HMDA/07022020, Dt: 06.08.2025.
9. Govt. Letter No.247/Plg.I(1)/2023, Dated:28.08.2025
10. From Metropolitan Commissioner, HMDA, Lr.No:033835/SKP/CLU/U6/ HMDA/07022020, Dt:21.11.2025

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ORDER:

The draft variation to the land use envisaged in the notified MDP-2021 issued vide G.O.Ms.No.33 MA & UD Dept, dt:24.01.2013, in Government Memo 7th read above, was published in the extraordinary issue of the Telangana Gazette. No.121-E, Dated: 30.06.2025. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant have Conversion / Change of Land Use Charges of Rs.8,59,62,779/- (Rupees Eight Crores Fifty Nine Lakhs Sixty Two Thousand Seven Hundred and Seventy Nine Only) vide Challan No. 1209, Dt: 24.10.2025 and Rs.2,35,515/- (Rupees Two Lakhs Sixty Thirty Five Thousand Five Hundred Fifteen Only) vide Challan No. 1281, Dt: 03.11.2025. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified MDP-2021 issued vide G.O.Ms.No.33 MA & UD Dept, dt: 24.01.2013, as required by sub-section (1) of the said section.

PTO

VARIATION

The site in Sy.Nos. 166/P,167/P, 168, 169,170,171, 172, 173/P, 189, 191/P 192, 212/P, 213/P, 214/P, 215/P and 216/P of Julkal (V), Kandi (M), Sangareddy District to an extent of Ac. 137-23., which is presently earmarked as Conservation use or Green Belt use and peri urban use in the notified MDP-2031 issued vide G.O.Ms.No.33 MA & UD Dept, dt: 24.01.2013, is now proposed to be designated as Residential use, **subject to the following conditions:**

1. The applicant shall comply the conditions laid down in GO MS No. 168 MA Dt: 07-04-2012
2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land use orders will be withdrawn without any notice.
5. CLU shall not be used as proof of any title of the land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority .
7. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. To demolish the existing old sheds and old building before undertaking any development on the site under reference. The above draft variation are furnished to the government for kind information and necessary orders.

SCHEDULE OF BOUNDARIES

North	:	Sy.nos. 197/2, 192/2 & 193/2 (Existing 40 feet wide manjeera pipeline road)(proposed 30mts wide Master Plan Road) of Julkal (V)
South	:	Vacant land in Sy.No. 167/P of Julkal (V)
East	:	Vacant land, Nala and HT line passing in Sy.Nos.193/3, 188/1, 184, 183, 173/P, 165 & 166/P of Julkal (V)
West	:	Vacant land, Nala and HT line passing in Sy.Nos. 198/1, 191/1, 190, 212/P, 213/P, 214/P, 215, 217 of Julkal(V)

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:
The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Sanga Reddy District.
Sf /Sc.

//FORWARDED BY ORDER//

SECTION OFFICER